

Gorgeous village property in stone close to Domfront . Amenities within walking distance.



INFORMATION

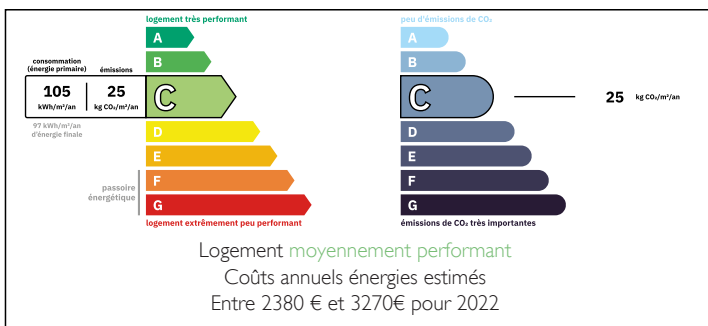
Town:	Lonlay-l'Abbaye
Department:	Orne
Bed:	5
Bath:	2
Floor:	172 m2
Plot Size:	679 m2



IN BRIEF

Leggett Immobilier is pleased to present a gorgeous five bed stone village house with wonderful inside space. Renovated around ten years ago, this impressive property has it all. Amenities within walking distance, a mature garden, a large garage as well as a house full of character with modern convenience. Medieval Domfront 10km. Ferries and airports within two hours. Caen around 95km. Saint Malo and Rennes airport around 115km, Mont St Michel 70km. An incredible opportunity not to be missed. Early viewing is recommended.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière:	1227 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Located on a quiet side street with all village amenities a stone's throw away, this beautiful property has to be seen to be appreciated.

Ground floor.

You enter into a large and light open plan 43m² kitchen/living space with an open fireplace. The kitchen area is well fitted with solid wood units and granite worktops as well as built-in appliances. Off the kitchen is a good sized possible dining room space of 20m² with access to the rear terrace and garden. Off here is a 11m² back kitchen and 7m² utility space housing the gas boiler as well as a separate WC.

To the rear of the living room space is a 10m² double bedroom also with garden access as well as a separate shower room of 5.3m² and separate WC. An ideal guest area or if ground floor living is required.

The property benefits from connection to mains drainage, gas fired central heating and it is double glazed throughout. Flooring is tiled throughout the ground floor apart from the bedroom that has solid oak parquet.

First floor.

Solid wood stairs take you to three more double bedrooms of 10m², 11m² and 12m² respectively as well as a separate 3.8m² shower room and 1.2 m² WC. Flooring is again solid oak. You will also find a roomy landing area of 21m², ideal as a possible office or additional reception space.

Second floor.

Here there is another good sized 39m² bedroom under...